

## Reisterstown Plaza Metro Station Request for Expressions of Interest Questions and Answers September 30, 2019

- 1. The FAQ on your website says the RFEI will be issued mid-late 2019. Has it been issued yet? If so, could you direct me to the document?**

The RFEI was issued on September 3, 2019. The link to the MDOT Office of Real Estate and Economic Development web page is: [http://bit.ly/MDOT\\_Reisterstown](http://bit.ly/MDOT_Reisterstown).

- 2. Will those who have responded to the RFEI be required to or allowed to participate in the meetings with the Community and other stakeholders?**

Unless otherwise noted, community or stakeholder meetings are open to the general public. All RFEI respondents will be notified in advance if they are required to attend community and/or stakeholder meetings.

- 3. What if any evaluation criteria will be used to rank those who respond to the RFEI?**

The Response Disclaimer section of the RFEI states that the information contained in the responses is intended to assist MDOT in refining the approach to project development, including the scope and structure of potential TOD agreements. This is not considered a solicitation – the RFEI is an inquiry only and therefore no evaluation criteria is established and no rankings will be done.

- 4. What if any value will be assigned to MBE/WBE participants on the responding team(s)?**

TOD projects have no required MBE/WBE participation requirement; however, the State encourages MBE/WBE participation which is representative of the local jurisdiction. The respondent is encouraged to determine the MBE/WBE requirements of the local jurisdiction, if applicable funding is required.

- 5. Is there a parking demand study? Given the number of spaces required for the proposed development and the master plan (including the Social Security Administration) may have an adverse impact on the developable square footage.**

No parking demand study has been commissioned by the State. However, the MDOT Maryland Transit Administration (MDOT MTA) completed a Reisterstown Plaza Station Assessment which determined a minimum number of required commuter parking spaces as stated in Section C: Parking Requirements. This information is based on current parking utilization and projected commuter ridership.

The State and Social Security Administration (SSA) have no agreement to provide parking for their employees or customers on Station property. Therefore, no SSA parking should be anticipated or provided in a respondent's submission.

# Transit-Oriented Development Opportunity



The respondent is expected to determine the total number of private and commuter parking spaces required to support private development and public facilities based on current TOD zoning. Parking may be provided on surface parking lots, structured parking, street parking or any combination to achieve the requirements of the respondent's proposed project.

**6. Is it acceptable to submit information in a redacted form for public use and an un-redacted version for State MDOT use?**

The respondent is required to submit one response to the RFEI in the required format. Respondents should give specific attention to the identification of those portions of their responses that they deem to be confidential, proprietary information or trade secrets and provide any justification why such materials, upon request, should not be disclosed by the State under the Maryland Public Information Act (PIA).

**7. If a proposal is for fee simple ownership of the land, will the proposal be considered, or will it be disqualified by virtue of not meeting MDOT's preference of a long-term ground lease?**

MDOT's preference is a long-term ground lease in lieu of a fee simple transaction. However, if the respondent proposes a fee simple transaction, an explanation and justification of such should be provided in addition to the benefits of the State in such a transaction.